

Meeting Housing Needs in Rural Virginia

HOUSING VIRGINIA

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What is Housing Virginia?

Housing Virginia is a broad based, statewide nonprofit partnership of public and private organizations and committed individuals. We believe that all Virginians should have access to high quality, affordable housing in suitable locations.

Housing Virginia addresses the significant housing affordability challenges in the Commonwealth by:

Informing discussions with data and information,

Connecting the dots between housing and other critical issues,

Unlocking opportunities with communications and trainings.



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Housing Virginia's Rural Initiative

- Launched at 2015 Governor's Housing Conference
- Report issued in 2017
- Three major components:
 - 1.Current state of rural housing in Virginia
 - 2.Direct provider feedback
 - 3.Best practices and policy options

[housingvirginia.org/
rural-housing-initiative](http://housingvirginia.org/rural-housing-initiative)

RURAL HOUSING INITIATIVE

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New! Full Rural Housing Report & Brief Now Available!

Housing Virginia has completed the full narrative report on the state of rural housing in Virginia. We will be continuing this initiative in 2017 by coordinating with housing providers to facilitate capacity building in rural Virginia.

You can find the full report and a 4-page research brief by clicking the images below:



*Meeting Housing Needs in Rural
Virginia (Full report)*



*Research Brief: Meeting Housing
Needs in Rural Virginia*

Population Trends

- Only 6% of Virginia's population growth between 2000 and 2010 was in rural areas.
- Since 2010, many rural counties have seen declining populations due to:
 1. Outmigration of Millennials to urban areas
 2. Shrinking birthrates as Baby Boomers age and retire
- Rural Virginia is “greying” at a faster rate: Seniors will account for over 20% of the population in many rural areas by 2020.

Direct Provider Feedback

	Top Needs	Top Gaps	Top Trends
1	Rehabilitation of substandard housing	Lack of affordable financing	Increasing demand for rental housing
2	Shortage of affordable rentals	Lack of infrastructure (public transit, water/sewer, etc.)	Flat or declining incomes
3	Home accessibility modifications for aging in place	Limited capacity of providers	Growing senior population

Policy Proposal Categories

Growing Senior Population

Housing Quality

Rental Housing

Homeownership

Manufactured Housing

Event Feedback

Blackstone	Martinsville	Harrisonburg
No Supply; Explosion of need on horizon	Employment Success Story	Pressure from Growth
Lack of small, capitalized developers	Plans for master development; Danville pilot program	Changes to zoning; now onto NIMBY. Resources; new models
Outside partners; manufactured housing	Plan new development	Public awareness campaign; capacity building



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Current Trends

1. HousingX Conference

2. VHDA Community Impact Grants

3. Fannie & Freddie Duty-to-Serve

4. Virginia Growth in Land Banks

5. Manufactured Housing Community Coalition of VA

6. Resources available on Housing Virginia website

HousingX Conference

New Class of homes

So



Purpose

- Bring affordability to more Americans
- Democratize attainable housing
- Increase resale value
- Build equity



New Activity: VHDA Community Impact Grants

- Grants help jurisdictions assess and make plans for regional housing needs.
- Richmond Region - an assessment of housing needs and a policy framework for addressing those needs at a regional level.
- Farmville/ Prince Edward County - detailed housing needs and market analysis.
- New River Valley - including training component
- Thomas Jefferson PDC - regional analysis of housing needs - recently completed.



Fannie Mae/ Freddie Mac



- Duty to Serve (DTS) requires that Fannie Mae and Freddie Mac **increase housing finance options** for low- and moderate-income families.
- Fannie and Freddie began DTS implementation in January 2018. DTS is focused on three markets: **manufactured housing**, rural housing and affordable housing preservation. 2018 was the first of the three-year DTS plans
- Chattel Loan Pilot - In 2019 and 2020 Fannie and Freddie will purchase 1,500-3,000 chattel loans.

Growth in Virginia Land Banks

- In 2016, the General Assembly granted localities the right to create new land bank entities, as well as designate existing nonprofits to serve in that role
- Land banks focus on returning vacant and/or blighted properties back to productive use and addressing community needs through housing, commercial uses, open space, agriculture, and other uses
- Localities usually play key role in transferring properties to land banks
- There are over 300 CLTs and over 100 land banks in the US
- In Virginia: Richmond, Chesterfield, Danville, Chesapeake, Roanoke, Covington.

Manufactured Housing Community Coalition of Virginia - MHCCV

What is MHCCV?

MHCCV is a statewide nonprofit coalition of housing providers, attorneys, and service organizations with goals to:

- **Improve** existing manufactured home communities.
- Statewide **hub** for education and technical assistance
- **Educate** and **empower** residents



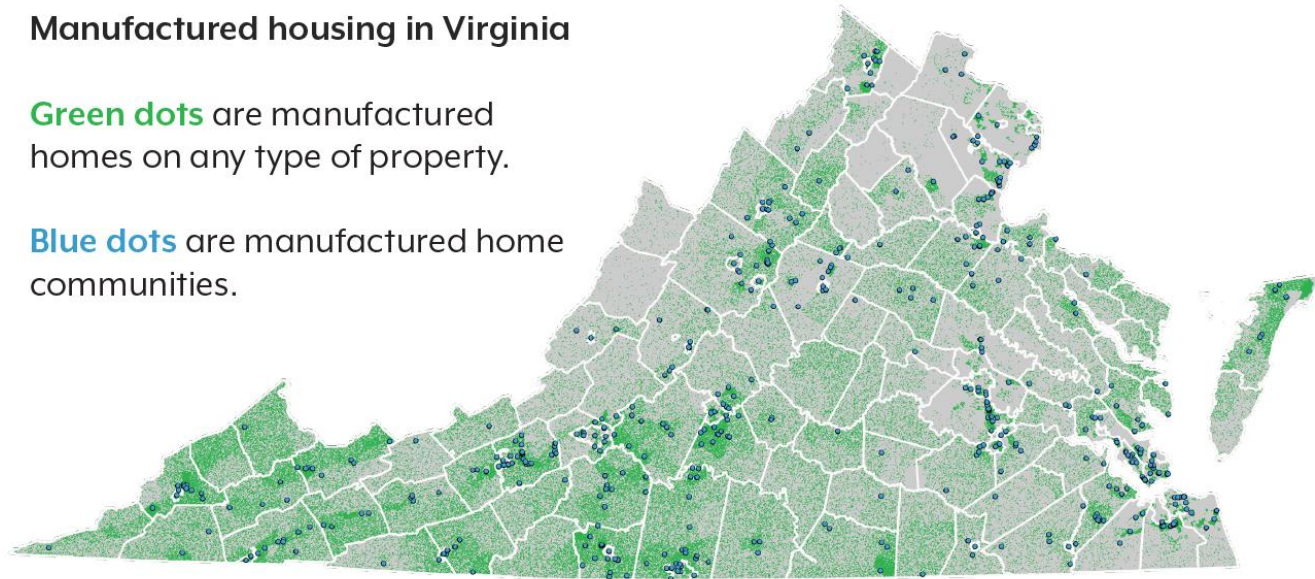
MHCCV

The Manufactured Home
Community Coalition of Virginia

Manufactured housing in Virginia

Green dots are manufactured homes on any type of property.

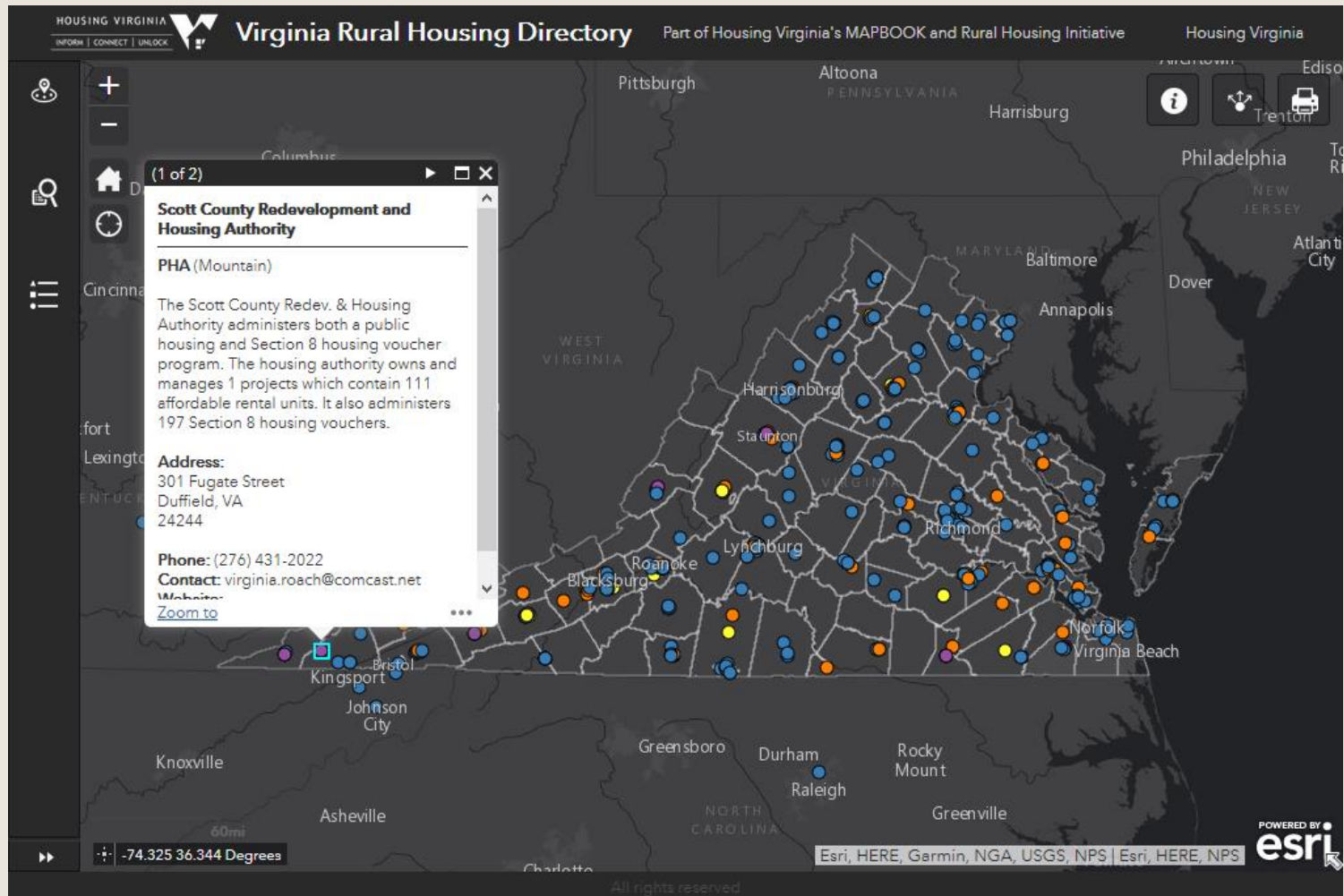
Blue dots are manufactured home communities.



Sources: 2010-2014 American Community Survey 5-year estimates, MHVillage Inc.

housingvirginia.org/mapbook

Virginia Rural Housing Directory



Housing Virginia Resources



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